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TO : H. L. Price, Director
Division of Licensing and Regulation

DATE: JULY 1, 1959

FROM : G. W. Morgan, Chief
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SUBJECT: AEC SPONSORSHIP OF STUDY OF LOCAL PLANNING FOR REACTOR LOCATION

It appears to me that the effect of reactors at the local level is so great that a study should be initiated immediately to determine that the AEC is not overlooking considerations which it cannot afford to neglect in the licensing program. The study would provide guidance to:

- 1) The AEC.
- 2) Municipal and other local officials.
- 3) Reactor industry.
- 4) State regulatory and development agencies.
- 5) Federal planners, and
- 6) Planners and development consultants.

In locating reactors, the concern of local agencies goes far beyond that of health and safety and indemnification. These agencies have additional interests in maintaining a solid economic base in providing for orderly economic development and in long-range planning to meet these and other objections.

The cities and counties are concerned with such things as:

- 1) Land use.
- 2) Effect of reactors on property value.
- 3) Effect of reactors on other industry and on general economic development.
- 4) Establishment of master plans for growth and development.
- 5) The demands for services.
- 6) The protective problems at the local level (e.g. - Contamination of city water supply).

Planning, as related to land use, is not only of interest at the local level, but may also be of interest at the state and federal levels. At the local level, land use is related to such problems as:

- 1) The most efficient use of land.
- 2) The most economic use of land.
- 3) The maintenance of land and property values.
- 4) The reservation of land for future uses.
- 5) The plan for orderly growth as to type and direction.
- 6) The establishment of recreational areas.
- 7) The establishment of airports, water supplies, sewers, traffic arteries, and other facilities.

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States may have an interest in such things as long-range plans for highways, utilities, recreational areas, etc.. Also, the Federal Governments may be interested in plans as related to recreational areas, parks, highways, airports, etc..

The location of reactors presents new concepts in planning for the use of land. Not only is isolation required, but consideration must also be given to geology, hydrology, and in particular to meteorology. The latter could have a significant effect on the direction of growth from population centers and on location with respect to city water supplies. Because of the large land areas required, planning must be of long-range to provide for the most efficient use of land and preservation of economic values. Such planning would permit the most economical use of land in orderly development and thereby provide savings to the reactor industry. For example, reactors might be placed near recreational and other areas planned for low population densities.

If such a study is not made to provide guidance for long-range development, there is danger that the industry will be significantly restricted through hodge-podge developments and that it will be zoned out of many suitable areas. This study would delineate the problems of reactor site selection as related to local growth and economic development. By pointing up the problems, local agencies would realize the urgency of planning for reactors and the need for reserving areas for them. The AEC should provide guidance for the selection of areas to be reserved.

Once areas are reserved locally for reactors, economic development and other promotional groups will attempt to secure reactors for these areas. This would place the local groups in the position of selling the people on the acceptability of reactors, thereby simplifying site selection and promoting orderly development of the industry. Planning for reactor locations presents the greatest problem that has ever faced local agencies with respect to industry site selection, and the importance of guidance cannot be over-estimated. Whether or not the population density concept is to be used as a criterion in site selection, planners should make provisions to limit population growth around reactor sites. This can be done orderly and without economic hardships if the planning is far enough in advance. For example, adjacent areas could be zoned for specific uses which by their nature would limit population growth. Population density in residential area buffer zones could be controlled by limitations on minimum lot size.

The study would form a basis for solid relations with local groups and promote understanding and acceptance of the industry. By exerting leadership in this field, the Commission would again demonstrate its

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good judgment in looking ahead and planning just as it has in the field of radiation protection and other areas. Unless the Commission does exert leadership in this field, to provide for orderly development of the reactor industry, it will be subject to future criticism by federal, state and local agencies, as well as by the reactor and allied industries. Further, it appears that this study would be in line with Chairman McCone's policy of acquainting the public with the facts so that atomic energy is more acceptable at the local level.

It appears to me that this problem should be looked into in two steps:

- 1) To determine what the problem is and to plan and outline the study.
- 2) To make the study.

The first phase of the study could be made under contract or by a preliminary survey by the Commission's staff. There are a number of universities, institutes, and organizations which could very well make the study to define the problem and outline the basic approach for the study. On the other hand, the DLR staff might be able to complete this phase through conferences and discussions with such organizations as:

- 1) The American Institute of Planners.
- 2) The Urban Land Institute.
- 3) The American Municipal Association.
- 4) The American Society of Planning Officials.
- 5) The Council of State Governments.
- 6) The National Association of County Officials.
- 7) The National Institute of Municipal Law Officers.
- 8) Area Development Office of the U. S. Department of Commerce.
- 9) Reactor Industry.

Once the first phase of the study is completed, then a decision could be made as to how to proceed from there. That is, whether the evaluation would be made by:

- 1) The AEC Staff.
- 2) Consultants.
- 3) Contractual Arrangements.
- 4) A combination of two or all of these approaches.

It is recommended that the DLR staff explore the problem by consultation with such groups as those enumerated above and that the decision as to how and by whom the study will be made be determined after this exploratory study.

This proposed study would not only be of immeasurable benefit to this country, but it would also serve as a guide internationally.